



**Connells**

The Cottage  
West Ogwell Newton Abbot





### Property Description

This is a unique opportunity to acquire a stunning former granary, beautifully converted and set within a charming collection of barns, farm buildings, and a historic listed farmhouse.

\* Guide Price £300,000 - £325,000 \*

The cottage boasts a cosy living area with a log burner for those cooler evenings, the kitchen is equipped and provides ample storage with the addition of a utility room. On the first floor are two bedrooms, one double and one single and a family bathroom.

Nestled in the rolling hills of the picturesque hamlet of West Ogwell, this cottage offers the perfect blend of rural tranquility and convenient accessibility. Despite its peaceful surroundings, the property is within easy reach of Ashburton, Newton Abbot, and the A38, providing quick access to both Plymouth and Exeter. The nearby village of Denbury adds to the rural charm, while the breathtaking landscapes of Dartmoor National Park lie less than 5 miles away, making this an ideal location for those seeking both serenity and adventure.

### Front Of The Property

Double glazed door leading into..

### Lounge

13' 11" max x 12' 10" max ( 4.24m max x 3.91m max )

Double glazed window to front and side of the property, door to the understairs storage cupboard with electric consumer unit, log burner with slate hearth and stairs leading to the first floor.

### Kitchen

7' 6" max x 10' 1" max ( 2.29m max x 3.07m max )

Double glazed window to the front and side of the property, wall and base units, one and a half bowl porcelain sink/drainers, four ring ceramic hob, integrated eye level double oven. space and plumbing for a dishwasher, space for upright fridge/freezer and a wall mounted electric heater.

### Utility Area

Obscure double glazed window to the side of the property, plumbing for a washing machine and shelving units.

## First Floor

Double glazed window to the rear of the property and a wall mounted electric heater.

## Bedroom One

9' 5" max x 13' 10" max ( 2.87m max x 4.22m max )

Double glazed window to the side of the property, various overstairs built-in storage cupboards and a wall mounted electric heater.

## Bedroom Two

6' 6" max x 7' 6" max ( 1.98m max x 2.29m max )

Double glazed window to front of the property, loft access, various built-in cupboards, built in single bed with storage underneath.

## Bathroom

Obscure double glazed window to the side of the property, bath with mixer taps and shower over, WC, wash hand basin, part tiled, extractor fan and a wall mounted electric heater.

## Rear Of The Property

Immediately out the front door of the cottage is a private enclosed garden, mainly laid to lawn with various raised flowerbeds, shrubs and plants. A pathway leads to the side of the cottage and into the parking area. Behind the workshop is a further private garden, mainly laid to lawn providing a beautiful seating area with far reaching views and a greenhouse.

## Garage

The property also benefits from a single garage providing storage and parking for one vehicle and a workshop with power and light & underfloor heating.



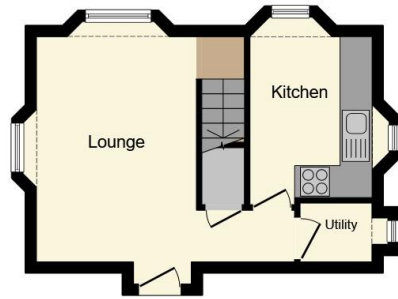




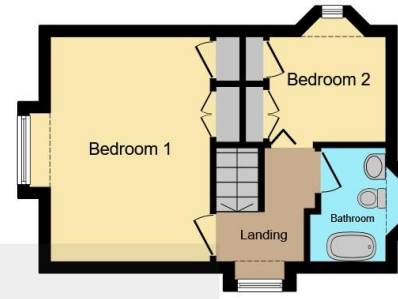




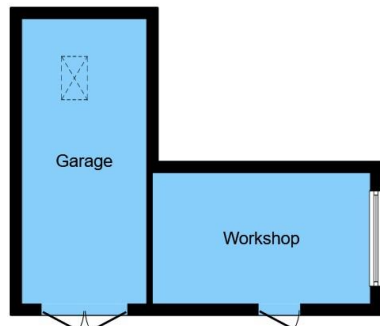




**Ground Floor**



**First Floor**



**Outbuilding**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: E**

Tenure: Freehold



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